

Appeal 6000544

Appeal questionnaire

Submitted on 27 August 2025.

Appeal type	Householder
Appeal site	192 Sea Front, Hayling Island, Hayling Island, PO11 9HR
Agent contact details	Ian Murray ian@ijma.co.uk +447779246915
Application number	APP/24/00953

Constraints, designations and other issues

Is a householder appeal the correct type of appeal?	Yes
Affects a listed building	No
Conservation area	No
Green belt	No

Notifying relevant parties

Who was notified	List of Notified Parties.docx (/document/22b8839c-18b4-437f-b5cf-3de96d1f2ef6)
Type of notification	A site notice Letters or emails to interested parties
Uploaded site notice	IMG_7823.jpg (/document/ab0b69dc-a008-4af4-89f0-84940380aabd)
Letter sent to neighbours	Neighbour Notification letter.docx (/document/4c58e7a5-c095-496d-b16e-377ef131cb6b)
Appeal notification letter	List of neighbours notified of appeal.pdf (/document/6d57ee8a-85b4-4566-bf46-67f2c2184a6f) APPEAL Notification letter.pdf

Consultation responses and representations

Representations from other parties	Yes
Upload representations from other parties	Consultee Comments.pdf (/document/4d9dcde9-3148-4504-88a5-1666b8d7eb03) Public Comments.pdf (/document/f2e785f5-8373-47e2-be74-32841b98fa32)

Planning officer's report and supporting documents

Upload planning officer's report	Delegated Report.pdf (/document/0fcfb3f7-efe3-48f0-8a5b-13e5abda858e)
Upload the plans, drawings and list of plans	TREE PROTECTION PLAN (2).pdf (/document/63a202b5-3742-45fb-a9bd-1abafc3558dd) PROPOSED HOUSE FLOOR PLANS.pdf (/document/db70b569-5a7c-43cc-b034-4f631c1607b3) Tree Protection Plan.pdf (/document/276d7ae8-2c39-4dcc-b43e-65caa17dfe55) PROPOSED ELEVATIONS (2).pdf (/document/03f83e2e-6efe-445f-9cbd-677961fc52ad) INTERNAL VIEWS.pdf (/document/5c1e3722-560e-4729-b8e5-775f4577a4cf) LOCATION AND SITE PLAN.pdf (/document/d1cc6e30-32af-4503-82e3-7999b7c17e7b) REAR VIEWS.pdf (/document/8b9fc23c-4233-4dd5-bfe6-b025ff40a878) PROPOSED ELEVATIONS.pdf (/document/022a4b4d-187f-47c8-9b6a-b3ad7b416c82) SITE SECTIONS.pdf (/document/169047ea-c7d1-4e9c-a1b6-d766d472c86e) SITE OVERVIEW.pdf (/document/beee59b4-ba33-40b0-a5da-d79aae2787a5) STREET VIEW.pdf (/document/0f4ec1d7-9131-431d-a1da-e01781e2f39f)

Do you have any relevant policies from your statutory development plan?	Yes
Policies from statutory development plan	CS16.pdf (/document/18dd68ae-f464-4bbd-9931-29003bc29c7a) SPD Borough Design Guide.pdf (/document/9590f943-ec19-41f6-aa93-2d27e6f8a37d) Parking SPD 2016.pdf (/document/9fc13509-1db0-47e5-aa27-3bd49e1b2f49)

[AL1.pdf \(/document/12d6161a-0099-44f0-827b-9a3cdc5829f5\)](#)
[CS11.pdf \(/document/e3548db2-f24e-43e9-8f56-b20a3d45c8b3\)](#)
[CORE STRATEGY FRONT PAGE.pdf \(/document/9a4d2b42-6a98-4a82-955f-cffae446e0e0\)](#)

Emerging plans

No

Supplementary planning documents

Yes

Upload supplementary planning documents

[Parking SPD 2016.pdf \(/document/3fd4ffce-24a7-45f8-b95a-4d83d2151e45\)](#)
[SPD Borough Design Guide.pdf \(/document/ae9e7ecb-5077-431c-b18d-956e6923f7ba\)](#)

Site access**Access for inspection**

Yes
Yes access to the rear garden and down the access road located to the west side of the property

Might the inspector need to enter a neighbour's land or property?

No

Potential safety risks

No

Appeal process**Appeals near the site**

Yes

Other appeal

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Extra conditions

Yes
1)Development shall proceed in accordance with the ecological avoidance, mitigation and enhancement measures within the Preliminary Roost and Nest Assessment (ESL, April 2025) unless otherwise agreed in writing by the Local Planning Authority. Reason: to provide ecological enhancement in accordance with the Environment Act 2021, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

2)The development hereby permitted shall only be carried out in accordance with the Arboricultural Impact Appraisal, Preliminary Arboricultural Method Statement and Tree Protection Plan - Reference - Kim Gifford March

2025 and British Standard BS5837: 2012
(Trees in relation to design, demolition and construction - Recommendations).
Reason: To ensure the continuity of amenity value afforded by the trees in question and in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

(3) Non Matching Materials

The external materials used shall be as indicated on the submitted plan 'DESIGN ACCESS AND MATERIALS STATEMENT' unless otherwise agreed by the Local Planning Authority.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
